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Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
843,600 / 843,600  
843,600 / 843,600  
843,600 / 843,600
**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 105 |        | NEWPORT ST, ARLINGTON |

| OWNERSHIP                | Unit #: |
|--------------------------|---------|
| Owner 1: CAHILL PAUL C   |         |
| Owner 2: CAHILL LINDA M  |         |
| Owner 3:                 |         |
| Street 1: 105 NEWPORT ST |         |
| Street 2:                |         |
| Twn/City: ARLINGTON      |         |
| St/Prov: MA              | Cntry   |
| Postal: 02476            | Type:   |

| Owner 1: CAHILL PAUL C  |  |
|-------------------------|--|
| Owner 2: CAHILL LINDA M |  |
| Owner 3:                |  |

|                          |  |
|--------------------------|--|
| Street 1: 105 NEWPORT ST |  |
| Street 2:                |  |

|                     |       |
|---------------------|-------|
| Twn/City: ARLINGTON |       |
| St/Prov: MA         | Cntry |
| Postal: 02476       | Type: |

| PREVIOUS OWNER |       |
|----------------|-------|
| Owner 1:       |       |
| Owner 2:       |       |
| Street 1:      |       |
| Twn/City:      |       |
| St/Prov:       | Cntry |
| Postal:        |       |

| Owner 1:  |       |
|-----------|-------|
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| St/Prov:  | Cntry |
| Postal:   |       |

| Owner 2:  |       |
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| Street 1: |       |
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| St/Prov:  | Cntry |
| Postal:   |       |

| Street 1: |       |
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| <b>EXTERIOR INFORMATION</b>              |                   |              |           | <b>BATH FEATURES</b>      |            |         |         | <b>COMMENTS</b> |                         |        |              | <b>SKETCH</b>           |      |        |            |            |              |  |  |
| Type:                                    | 15 - Old Style    | %            |           | Full Bath:                | 1          | Rating: | Average | SCUTTLE.        |                         |        |              |                         |      |        |            |            |              |  |  |
| Sty Ht:                                  | 2A - 2 Sty +Attic |              |           | A Bath:                   |            | Rating: |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| (Liv) Units:                             | 1                 | Total:       | 1         | 3/4 Bath:                 | 1          | Rating: | Fair    |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Foundation:                              | 1 - Concrete      |              |           | A 3QBth:                  |            | Rating: |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Frame:                                   | 1 - Wood          |              |           | 1/2 Bath:                 | 1          | Rating: | Fair    |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Prime Wall:                              | 1 - Wood Shingle  |              |           | A HBth:                   |            | Rating: |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Sec Wall:                                |                   | %            |           | OthrFix:                  | 1          | Rating: | Fair    |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Roof Struct:                             | 1 - Gable         |              |           | <b>OTHER FEATURES</b>     |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Roof Cover:                              | 1 - Asphalt Shgl  |              |           | Kits:                     | 1          | Rating: | Good    |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Color:                                   | RED               |              |           | A Kits:                   |            | Rating: |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| View / Desir:                            |                   |              |           | Frpl:                     | 1          | Rating: | Average |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| <b>GENERAL INFORMATION</b>               |                   |              |           | WSFlue:                   |            | Rating: |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Grade:                                   | C - Average       |              |           | <b>CONDOS INFORMATION</b> |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Year Blt:                                | 1925              | Eff Yr Blt:  |           | Location:                 |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Alt LUC:                                 |                   | Alt %:       |           | Total Units:              |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Jurisdct:                                | G4                | Fact:        | .         | Floor:                    |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Const Mod:                               |                   |              |           | % Own:                    |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Lump Sum Adj:                            |                   |              |           | Name:                     |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| <b>INTERIOR INFORMATION</b>              |                   |              |           | <b>DEPRECIATION</b>       |            |         |         |                 |                         |        |              | <b>REMODELING</b>       |      |        |            |            |              |  |  |
| Avg Ht/FL:                               | STD               |              |           | Phys Cond:                | GD - Good  |         | 18. %   |                 |                         |        |              | No Unit                 | RMS  | BRS    | FL         |            |              |  |  |
| Prim Int Wal                             | 2 - Plaster       |              |           | Functional:               |            |         | %       |                 |                         |        |              | 1                       | 8    | 4      |            |            |              |  |  |
| Sec Int Wall:                            |                   | %            |           | Economic:                 |            |         | %       |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Partition:                               | T - Typical       |              |           | Special:                  |            |         | %       |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Prim Floors:                             | 3 - Hardwood      |              |           | Override:                 |            |         | %       |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Sec Floors:                              |                   | %            |           | Total:                    |            | 18.6    | %       |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Bsmnt Flr:                               | 14 - Asphalt Tile |              |           | <b>CALC SUMMARY</b>       |            |         |         |                 |                         |        |              | <b>COMPARABLE SALES</b> |      |        |            |            |              |  |  |
| Subfloor:                                |                   |              |           | Basic \$ / SQ:            | 135.00     |         |         | Rate            | Parcel ID               | Typ    | Date         | Sale Price              |      |        |            |            |              |  |  |
| Bsmnt Gar:                               |                   |              |           | Size Adj.:                | 1.15529346 |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Electric:                                | 3 - Typical       |              |           | Const Adj.:               | 0.99989998 |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Insulation:                              | 2 - Typical       |              |           | Adj \$ / SQ:              | 155.949    |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Int vs Ext:                              | s                 |              |           | Other Features:           | 92550      |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Heat Fuel:                               | 2 - Gas           |              |           | Grade Factor:             | 1.00       |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Heat Type:                               | 3 - Forced H/W    |              |           | NBHD Inf:                 | 1.00000000 |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| # Heat Sys:                              | 1                 |              |           | NBHD Mod:                 |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| % Heated:                                | 100               | % AC:        |           | LUC Factor:               | 1.00       |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Solar HW:                                | NO                | Central Vac: | NO        | Adj Total:                | 476940     |         |         |                 | Juris. Factor:          | 1.00   | Before Depr: | 155.95                  |      |        |            |            |              |  |  |
| % Com Wal                                |                   | % Sprinkled  |           | Depreciation:             | 88711      |         |         |                 | Special Features:       | 0      | Val/Su Net:  | 112.42                  |      |        |            |            |              |  |  |
|  |                   |              |           | Deprecated Total:         | 388229     |         |         |                 | Final Total:            | 388200 | Val/Su SzAd: | 186.81                  |      |        |            |            |              |  |  |
| <b>MOBILE HOME</b>                       |                   |              |           | Make:                     |            | Model:  |         | Serial #:       |                         | Year:  |              | Color:                  |      |        |            |            |              |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b>          |                   |              |           |                           |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| <b>PARCEL ID</b> 142-0-0007-0006.0       |                   |              |           |                           |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Code                                     | Description       | A            | Y/S       | Qty                       | Size/Dim   | Qual    | Con     | Year            | Unit Price              | D/S    | Dep          | LUC                     | Fact | NB Fa  | Appr Value | JCod/JFact | Juris. Value |  |  |
| 3  | Garage            | D            | Y         | 1                         | 12X18      | A       | AV      | 1960            | 26.57                   | T      | 40           | 101                     |      |        | 3,400      |            | 3,400        |  |  |
| More: N                                  |                   |              |           | Total Yard Items:         |            |         |         | 3,400           | Total Special Features: |        |              |                         |      | Total: | 3,400      | EFP        |              |  |  |
| <b>SKETCH</b>                            |                   |              |           |                           |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
|  |                   |              |           |                           |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| <b>SUB AREA</b>                          |                   |              |           |                           |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| <b>SUB AREA DETAIL</b>                   |                   |              |           |                           |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Code                                     | Description       | Area - SQ    | Rate - AV | Undepr Value              | Sub Area   | % Usbl  | Descrip | % Type          | Qu                      | # Ten  |              |                         |      |        |            |            |              |  |  |
| FFL                                      | First Floor       | 1,044        | 155.950   | 162,811                   | BMT        | 100     | RRM     |                 | 50                      | F      |              |                         |      |        |            |            |              |  |  |
| SFL                                      | Second Floor      | 1,034        | 155.950   | 161,251                   |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| BMT                                      | Basement          | 650          | 54.270    | 35,276                    |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| CRWL                                     | Crawl Space       | 384          | 23.390    | 8,983                     |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| UAT                                      | Upper Attic       | 163          | 62.380    | 10,137                    |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| OFF                                      | Open Porch        | 154          | 27.210    | 4,191                     |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| EFP                                      | Enclos Porch      | 24           | 72.590    | 1,742                     |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Net Sketched Area: 3,453                 |                   |              |           | Total:                    | 384,391    |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| Size Ad                                  | 2078              | Gross Area   | 3940      | FinArea                   | 2403       |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| <b>IMAGE</b>                             |                   |              |           |                           |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
| <b>AssessPro Patriot Properties, Inc</b> |                   |              |           |                           |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |
|  |                   |              |           |                           |            |         |         |                 |                         |        |              |                         |      |        |            |            |              |  |  |